

## ENLARGE SITE FOR A THEATRE

**Benj. S. Moss Increases Holdings at Broadway and 181st Street.**

## FRANCIS G. LLOYD BUYER OF DWELLING

**House in East 44th Street, Near Fifth Avenue—Other Sales Announced.**

**Benjamin S. Moss, who recently bought the thirteen Beekman estate lots at Broadway, 181st street and Bennett av., has added to the site by the purchase from the Robert Gorham Realty Company of an adjoining plot, 303 200, extending from Broadway to Bennett av. J. J. Keit was the broker in the deal. He was also associated with L. J. Phillips & Co. in the Beckman sale.**

**With this latest purchase Mr. Moss controls a plot fronting 185 feet on Broadway, 200 feet on Bennett av. and 201 feet on 181st st. The site will be improved with a theatre and taxpayer from plans by Thomas W. Lamb. The theatre will accommodate 3,500, and will be one of the largest in the city.**

**Francis G. Lloyd, president of the four story dwelling at 9 East 44th st., 27x300, sold recently. Mr. Lloyd has no immediate plans for the property. It lies between the new building of Brooks Brothers and the Delmonico site, and is said to be a protective purchase.**

**The filing of plans for a twelve story business building, to be erected by Michael Coleman on West 105th street Fifth av., reflects the fact that Mr. Coleman had recently purchased the three dwellings at 43 to 47 through William J. Roome & Co. his owns 49 and 51, adjoining. The combined site measures 106x93.9. William H. Birkmire is the architect for the new building, which is estimated to cost \$200,000. Other sales follow:**

**82D ST.—The Houghton Company has sold for the estate of Mrs. Van Namee the four-story and basement dwelling at 116 West 82d st. on lot 17-102, between Columbus and Amsterdam avs.**

**105TH ST.—John R. Davidson has sold for Anna Schwarz the three story dwelling on lot 17-70, at 43 West 105th st. to Susan E. Layton.**

**BROOME ST.—Charles Buermann & Co. have sold for George V. Brower, 15 Broome st., a four story building, on lot 26x65, to J. Meyer.**

**ALDUS ST.—Eberhardt & Pougar sold 82d Aldus st. a five story new law flat, on plot 42x165, to Aaron H. Goldstein, who gave in part payment, 2582 Eighth av., a five story double flat, with stores, on lot 25x100. The deal was negotiated by the Schoen-Westchester Realty Company.**

**TO LEAVE 5TH AVE. ZONE.**

**Isaacs & Scheer and Many Others in Sympathy with Campaign.**

**At the headquarters of Shall We Save New York Committee, of which J. H. Burton is chair, numerous letters are being received daily from manufacturers of the 5th ave. shopping district, saying that they are going to the movement by moving out of the section as soon as they can.**

**A typical letter was the one received last Wednesday by the committee from Charles Isaacs & Scheer, of 65 West 36th st.: "We wish to assure you that we are in thorough sympathy with your 'Shall We Save New York' movement," wrote this big manufacturing house. "We are doing all we can for the premises at 65 West 36th st., until April 1, 1918, when we shall probably move out of this district.**

**"If we can sublet our loft to good advantage we shall gladly move sooner."**

**BUYING IN NEW JERSEY**

**Dwellings in Newark Purchased—Exchange of Row of Houses.**

**Fleit & Fleit, Inc., of Newark, N. J., have sold for St. Luke's M. E. Church to Mary C. Helens the one family house at 11 Murray st., 34x90 feet, and for Mary C. McDonald the one family brick house at 131 Plane st., Newark, 26x100 feet, to Lydia Van Benschoten.**

**Louis Schlesinger, Inc., has sold for Albert H. Peal the one family residence at 6 Homestead Park to Nelson Quintzau. Mr. Quintzau gave in part payment the vacant plot? 57x100, located at the corner of Osborne Terrace. Mr. Schlesinger has also effected for Edwin A. Kirch the exchange of six family frame stucco houses at 48, 49, 50 to 54 Norwood st., in the Vailsburg section of Newark, who has taken in part payment the vacant plot, 100x150 feet, owned by Martin F. Dreyer, at 33, 35, 37 and 39 Main st., East Orange.**

**SUBURBAN BUYING INCREASE**

**Sales Show a Healthier Tendency Toward Better Business.**

**That the real estate market is showing a healthy tendency toward better business is conclusively shown by the sales made each month since January 1 at Mountain Lakes Residential Park, Mountain Lakes, N. J. Careful checking up of sales made by other large developments forecasts for 1916 a big improvement.**

**In Jan., it is said, Mountain Lakes Park sales totaled \$7,000. In February, \$67,000, in March, \$84,000, and the tendency of buying is for better and larger higher priced homes. Many home sites have been bought at Mountain Lakes for improvement with homes costing from \$7,500 to \$50,000, and old residents of this property have materially enlarged their holdings since the first of the year.**

**42d Street Site at Auction.**

**Bryan L. Kennedy on Wednesday, May 24, will sell at voluntary auction the large property at 215 to 223 West Forty-second street, extending through to, and including 223 to 232 West Forty-third street. This property is in the heart of the theatrical center. It is a street front on Forty-second Street of 105 feet, and 50 feet on Forty-third street, 220 feet west of Seventy-second street. In all, there are more than six lots.**

**On the same day Mr. Kennedy is to sell the six-story elevator apartment house, the southwest corner of Morningside Drive and West 122d Street and an estate known as the Marsh Cottage at the corner of South Road and East Road, Westchester.**

**Staten Island New Homes.**

**Cornelius G. Kolff has sold at Hillcrest Park, Great Kills, lots to F. J. Black, who will immediately improve the property with a bungalow.**

**Mr. Kolff has also sold for Frank J. Nettleton to Charles Thompson, plot, 76x150 feet, on the west side of Oakland av., West New Brighton, on which the purchaser will erect a dwelling.**

## LONG ISLAND ACTIVITY

**Doncaster Associates Buy Over 100 Jamaica Lots—Many Places Leased.**

**The Jamaica Hillcrest Company sold to the Doncaster Associates from their development fronting on Hillside av., Jamaica, all unsold lots between Hillcrest av. north to Garrison Road and from Grand av. east to Home Lawn av. There are over 100 lots representing a value between \$40,000 and \$60,000, the company also sold a residential property five lots on Hillside av. to William S. Murray, five lots on Highland av., opposite the residence of Judge Van Siclen, to Charles Beubush, and three lots on Hilldale Place to Charles Lindner.**

**The Matthews Building Company sold to A. Goetze a three story, three family brick house, located on the west side of Albert st. (11th av.), between Grand and Newtown Roads, Astoria, for \$8,000.**

**Peyson McL. Merrill Company, Inc., 110 S. Henry & Douglas Gibbons leased for Richard E. Forrest his two acres, with large dwelling and garage, corner of Ocean av. and Longwood Crossing, Lawrence, Long Island, to Benjamin H. Thayer for the summer.**

**Raymond Smith rented the estate known as Ruby, belonging to F. R. Couder, at Cove Neck, Oyster Bay, to Walter J. Fahy the residence of Mrs. C. G. Burroughs, on Elmwood av., near Palace Boulevard, Bayside, Long Island.**

**John Josinsky has sold to William Homannew the new house at the corner of Ashburton av. and 1st st., Bayside, N. Y.**

**F. A. Burdell, of Brooklyn, his house on Bayards, near Warburton av., Bayside, through Bramwell Davis.**

**Pell & Tibbits leased for term of years Alfred Tetu, of Portland, Ore., his estate on Manhasset Bay, Plandome, Long Island, to a client of Douglas L. Elliman & Co.**

**John F. Scott rented for Peter L. Johnson his house on Walter Lane, Cedarhurst, Long Island, to Robert L. Campbell & Co.**

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**To Sell Many Bronx Lots.**

**Joseph P. Day on Saturday afternoon, May 20, will offer at public auction sale 105 lots on Bronxwood and Paulding avs., 230th, 231st and 232d sts., The Bronx. The sale will take place at 2 p. m. on the premises, under a large tent.**

**This property was purchased about twenty years ago by A. Congdon and John Hardy, a real estate lawyer, and Timothy Cahalan, a large investor in real estate, and father of Justice Cahalan of the Supreme Court and Surrogate Cahalan of New York County.**

**REALITY SIGNS ENCOURAGING**

**Sherman Says Apartments are Likely To Be Scarce Next Fall.**

**Real estate shows signs of improvement, said Herbert A. Sherman yesterday. He added:**

**"Money is easy, and renting is very much better. There is liable to be a scarcity of private houses and rentals this fall, considering the rate at which they have been rising. One of the unfavorable factors has been the uncertainty in the international situation."**

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**LAST WEEK'S TRANSACTIONS.**

**Daily sales of stocks and bonds on the Stock Exchange during the last week, with yearly comparisons:**

**Stocks..... 1915..... 1914.....**

**Monday..... \$24,000,000..... 132,000,000..... 395,000,**

**Tuesday..... 23,000,000..... 100,000,000..... 364,277,**

**Wednesday..... 48,300,000..... 245,800,000..... 306,210,**

**Thursday..... \$73,300,000..... 68,200,000..... 248,820,**

**Friday..... 22,000,000..... 10,000,000..... 210,000,**

**Saturday..... 25,000,000..... 12,000,000..... 210,000,**

**Stocks..... 1915..... 1914.....**

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**Wednesday..... 47,000,000..... 24,000,000..... 210,000,**

**Thursday..... 52,000,000..... 28,000,000..... 210,000,**

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